

2006 Peninsula Township Survey

For each question below, please fill in the circle using a dark pencil, felt tip, or ball point pen.

EXAMPLE: Correct ● ○ ○ Wrong ✘ ✘ ✘

Peninsula Township will be faced with many issues in the next decade for which long-range planning is critical. Following is a series of items addressing various issues relevant to the township. First, please indicate the importance of each item when considering the future of Peninsula Township, and then rate Peninsula Township's efforts with regard to the item.

5=Very Important 4=Somewhat Important 3=Neutral 2=Somewhat Unimportant 1=Very Unimportant

5=Excellent 4=Above Average 3=Average 2=Below Average 1=Poor DK=Don't Know

Regarding...	How important is this issue to you?	How would you rate Peninsula Township's efforts with regard to this issue?
Development	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of historic buildings and areas	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of scenic bay views	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of scenic views of farms/fields with no bay views	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of views from water	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of natural shoreline	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of open space	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of agricultural land	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Preservation of township character	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Sense of community	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Light pollution (dark night sky)	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Increased traffic	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Water quality of the Bays	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK
Noise pollution	○5 ○4 ○3 ○2 ○1	○5 ○4 ○3 ○2 ○1 ○DK



In your opinion, how important is each of the following potential Peninsula Township initiatives?

5=Very Important 4=Somewhat Important 3=Neutral 2=Somewhat Unimportant 1=Very Unimportant

Township acquisition of open space	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Ensure effectiveness of existing septic systems	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Township acquisition of scenic views	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Ensure ground water quality (ground, lakes, streams)	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Wetland preservation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Installation of street lights at intersections	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Financial incentives for land owners to keep open space	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating removal of shoreline vegetation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Increased police enforcement of speed limits	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Maintenance of scenic quality of M-37	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Expansion of public transportation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating off-season storage for docks/hoists	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Designated bicycle paths along main roads	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Increased public access to water	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Designated bicycle paths off main roads	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Encouragement of agriculture	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Managed growth through strong zoning and planning	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating storage for boats, RVs, etc.	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1

DEVELOPMENT PATTERNS

Based on current zoning and average rate of growth, Peninsula Township could grow from the current population of approximately 6,000 to a maximum of 14,000 in 40 years. With this assumption, there are a number of development patterns the township can pursue. Please rate each of the following potential development patterns on a scale of 1 to 10, with 1 being least desirable and 10 being most desirable.

	Least Desirable										Most Desirable									
Developments with houses closer together with larger blocks of open space.....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Developments with houses farther apart with less open space.....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Houses in a village cluster (small village of up to 350 homes as an alternative to subdivisions).....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Extend sewer and water systems beyond Wilson Rd.	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10
Housing density planned so that public water/sewer are not necessary.....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10



In your opinion, should residential development be discouraged on the following types of land:

- Steep slopes? Yes No Uncertain Ridgelines? Yes No Uncertain
Shorelines? Yes No Uncertain Wetlands? Yes No Uncertain

In your opinion, should the Township concentrate on the *rate* of development or the *quality* of development? (Please choose only one)

- Rate Quality Both Equally Uncertain

Based on current zoning and average rate of growth, Peninsula Township could grow from the current population of approximately 6,000 to a maximum of 14,000 in 40 years. In your opinion, should the township plan for:

- A maximum population of 14,000
 A maximum population of less than 14,000
 A maximum population of more than 14,000

The Purchase of Development Rights (PDR) program has resulted in a lot of open space at the Peninsula's north end with development concentrated in the south end. This development has been accommodated with public utilities. Recognizing this, do you believe the township should pursue:

- More open space at the south end? Yes No Uncertain
Public parks at the south end? Yes No Uncertain

Please rate the following potential public developments in terms of your preference for development in Peninsula Township:

- Improvement of present township parks Not a Priority Low Medium High Priority
Development of additional outdoor recreational opportunities Not a Priority Low Medium High Priority
Provision of more public access to the bays Not a Priority Low Medium High Priority
Community Center, to include a recreation area (e.g., volleyball) and meeting rooms for public use Not a Priority Low Medium High Priority

The Township has been purchasing conservation easements to preserve farmland with voted taxes (PDR). Some people think the farmland should also be preserved by other means, such as clustering or transferring development to other areas with limited adverse impact on adjacent properties. What do you think should be done in the future? Please rate the following options:

- Continue the PDR program with voted millage Not a Priority Low Medium High Priority
Cluster development and keep open space as farmland Not a Priority Low Medium High Priority
Removing future residential development from farmland and locating it in other areas Not a Priority Low Medium High Priority



There are different kinds of commercial, industrial, and housing uses. Some are appropriate in one area; some in another area; some may not be appropriate in any area of Peninsula Township. For each of the following potential land uses, please indicate if you feel the use is appropriate for Peninsula Township. If you feel the use is appropriate, indicate in which area or areas of the Township it is appropriate. You may indicate more than one area for each use.

	Appropriate In Peninsula Township?	Village of Old Mission	Bowers Harbor	Mapleton	South end of Township	North end of Township
Campground	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Country Inn	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf Course	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Combination Golf Course/ Residential Development	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Retail (e.g., craft shop, coffee shop)	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Center	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional Offices	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed Use (residential/ commercial in same building; retail 1st floor, small apt. 2nd)	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boat/RV Storage	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas Station	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marina	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light Manufacturing/ Fabricating	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family, 5-acre lots	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family, less than 5-acre lots	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments - density of one apartment per acre	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile Home Parks	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Housing	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low Income Housing	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short term rental, less than 1-month, in residential zone	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private/Public School	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Current Township zoning allows for 100 foot windmills, in any zone, if approved by special use permit. Should windmills that are over 100 feet tall be allowed if there are standards for their height and location?

Yes No Uncertain

Should any windmills less than 100 feet be allowed if there are standards for height and location?

Yes No Uncertain

Currently all parkland is located north of Bowers Harbor, except for Archie Park and the DNR Boat Launch. In your opinion, should the Township develop additional parkland at the south end?

Yes No Uncertain

Please indicate if you support development of the following for public use in the southern end of the Township:

Water access? Yes No Uncertain Open grass fields? Yes No Uncertain
 Ball fields? Yes No Uncertain Unpaved trails? Yes No Uncertain
 Improved trail systems? Yes No Uncertain Other, please specify: _____

In your opinion, should Peninsula Township have bicycle paths/trail systems:

along primary roads, with widened shoulder? Yes No Uncertain

off main roads? Yes No Uncertain

linking parks or scenic views? Yes No Uncertain

the full length of peninsula? Yes No Uncertain

Other, please specify: _____

Have you seen any changes to water quality in the Bay over the last several years? Yes No Uncertain

If Yes: Higher Water Quality Lower Water Quality

The Planning Commission currently has a working concept to provide for future traffic needs: Center Road to carry cars with no stop signs or signals, with north-south roads such as Bluff, East Shore, Peninsula Drive and Smokey Hollow serving local properties. Do you support this concept? Yes No Uncertain

Should the Township's policy be to discourage widening roads paralleling M-37, such as Bluff, Peninsula Drive, East Shore and Smokey Hollow? Yes No Uncertain

With regard to funding, do you believe the following initiatives should be pursued in Peninsula Township?				
(Please choose <u>one response</u> for each item)	Yes, even if it raises my taxes	Yes, only if it does not raise my taxes	No	Uncertain
Maintain agriculturally productive land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of open space (non-farmland) through purchase	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of township park facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More zoning enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How would you rate your level of involvement in Township Issues/matters?

Very Involved Somewhat Involved Somewhat Uninvolved Not at all Involved

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What is your preferred method(s) of communication regarding Township issues? Choose all that apply.

- Local Newspaper TCTV2 Township Web Page Township Meetings
 Local News Township Newsletter Friends/Word of mouth Other, please specify: _____

Have you visited the Peninsula Township web site (peninsulatownship.com)? Yes No

Have you used the Bay Area Transportation Authority service? Yes No

Some residents have expressed concern that there is a lack of community feeling in the township. Do you agree? Yes No

IF YOU AGREE, should the Township support the following?

- fall festival with farm products and local crafts?** Yes No Uncertain
community facility for large group gatherings? Yes No Uncertain
community informational meetings? Yes No Uncertain
more publicity of community events? Yes No Uncertain

DEMOGRAPHICS

**May we please have the following information in order to analyze your opinions with other respondents?
ALL INFORMATION WILL BE KEPT CONFIDENTIAL!**

Please indicate your age range:

- Less than 18 years 18 to 25 years 26 to 35 years 36 to 45 years 46 to 55 years
 56 to 65 years 66 to 75 years Over 75 years

Are you currently:

- a year-round resident? Yes No
a seasonal resident? Yes No
NOT a resident of the township

How many years have you lived in Peninsula Township?

- Less than 1 year 1-4 years 5-9 years 10-14 years 15-19 years 20 years or more

Please indicate the type of employment that best represents you (please choose only one):

- Construction/Trade Farming/Agriculture Health care Manufacturing Office/Clerical
 Professional Retired Unemployed Other, specify: _____

Do you operate a business out of your home? Yes No

Which of the following best describes where you live?

- North of Mapleton Between Wilson Road and Mapleton South of Wilson Road

Which best describes the amount of land you own in Peninsula Township?

- Less than one acre 1 to 2 acres 3 to 5 acres
 6 to 10 acres 11 to 20 acres 21 to 40 acres
 41 and over acres I do not own any land in Peninsula Township

Gender: Male Female

Thank you for your participation!

